

1 Year Performance Projection

Amazing Cash Flowing Property in Hobart
Hobart, IN 46342
2 beds and 2 baths built in 1939



Square Feet	768
Initial Market Value	\$64,900
Purchase Price	\$64,900
Downpayment	\$12,980
Loan Origination Fees	\$519
Depreciable Closing Costs	\$2,596
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$16,095
Cost per Square Foot	\$85
Monthly Rent per Square Foot	\$1.11

Income	Monthly	Annual
Gross Rent	\$850	\$10,200
Vacancy Losses	-\$68	-\$816
Operating Income	\$782	\$9,384

Expenses	Monthly	Annual
Property Taxes	-\$108	-\$1,298
Insurance	-\$43	-\$519
Management Fees	-\$63	-\$751
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$68	-\$816
Other	-\$0	-\$0
Operating Expenses	-\$282	-\$3,384

Net Performance	Monthly	Annual
Net Operating Income	\$500	\$6,000
- Mortgage Payments	-\$279	-\$3,345
= Cash Flow	\$221	\$2,655
+ Principal Reduction	\$64	\$766
+ First-Year Appreciation	\$162	\$1,947
= Gross Equity Income	\$447	\$5,368
+ Tax Savings	\$0	\$0
= GEI w/Tax Savings	\$447	\$5,368

Mortgage Info	First	Second
Loan-to-Value Ratio	80%	0%
Loan Amount	\$51,920	\$0
Monthly Payment	\$278.72	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	5.000%	0.000%
Monthly PMI	\$0	

Financial Indicators	
Debt Coverage Ratio	1.79
Annual Gross Rent Multiplier	6
Monthly Gross Rent Multiplier	76
Capitalization Rate	9.2%
Cash on Cash Return	16%
Total Return on Investment	33%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchange	

Assumptions	
Real Estate Appreciation Rate	3%
Vacancy Rate	8%
Management Fee	8%
Maintenance Percentage	8%

Comments

*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.